

NOTICE OF PUBLIC AUCTION SALE OF REAL PROPERTY FOR DELINQUENT PROPERTY TAXES  
STATE OF NEW MEXICO TAXATION AND REVENUE DEPARTMENT PROPERTY TAX DIVISION (505) 827-0883

Notice is hereby given that, pursuant to provisions of Section 7-38-65 NMSA 1978, the Property Tax Division of the Taxation and Revenue Department will offer for sale at public auction, in Bernalillo County, beginning at:

TIME: 10:00 AM

DATE: Tuesday, March 21, 2023

LOCATION: BERNALILLO COUNTY ALVARADO SQUARE, 415 Silver Ave SW, Albuquerque NM 87102

The sale to continue until all the following described real property has been offered for sale.

TERMS OF THE PROPERTY TAX DIVISION PUBLIC AUCTION SALES:

1. All persons intending to bid upon property are required to register and obtain a bidder's number from the auctioneer and to provide the auctioneer with their full name, mailing address, telephone number. Deeds will be issued to registered names only. Conveyances to other parties will be the responsibility of the buyer at auction. Persons acting as "agents" for other persons will register accordingly and must provide documented proof as being a bona fide agent at time of registration. A trustee of the board of a community land grant-Merced governed pursuant to the provisions of Chapter 49, Article 1 NMSA 1978 or by statutes specific to the named land grant-Merced, who wishes to register to bid pursuant to the provisions of Section 7-38-67(H) NMSA 1978, will register accordingly and must provide documented proof as being a bona fide Trustee of the board at time of registration. REGISTRATION WILL CLOSE PROMPTLY AT START OF SALE. CONTACT PROPERTY TAX DIVISION OR COUNTY TREASURER FOR EXACT LOCATION WHERE AUCTION WILL BE CONDUCTED.

2. Successful bidders are required to make payment in full prior to the conclusion of the auction. Payment is required to be by money order, certified check, cash, cashier's check, a personal or business check if accompanied by a bank letter of credit that guarantees payment in the amount of or in excess of the amount of the bid. Checks shall be drawn to the order of the Property Tax Division of the Taxation and Revenue Department. The Department reserves the right to not accept bids from a bidder who fails to make payment at future auctions. The bidder shall be responsible for all costs, expenses, and attorney fees expended in the collection of accepted bids.

3. The auctioneer reserves the right to withdraw from sale any of the properties listed below, to sell any of the property listed below together, or to sell only a portion of any of the properties listed below. If any dispute arises among the bidders, the auctioneer's decision with respect to the dispute is final, and the auctioneer may auction the property again, in his discretion. The auctioneer reserves the right to reject any and all bids. The Department reserves the right to re-offer any property for less than the minimum bid if the property did not sell for an amount equal to, or greater than, the minimum bid.

4. Section 7-38-74 NMSA 1978, prohibits officers or employees of the State or any of its political subdivisions engaged in the administration of the Property Tax Code from directly or indirectly acquiring an interest in, buying, or profiting from any property sold by the Property Tax Division for delinquent taxes. However, an officer or employee may purchase property offered for sale if the officer or employee is and was the owner at the time the taxes became delinquent. Any officer or employee violating Section 7-38-74 NMSA 1978 is guilty of a fourth-degree felony and shall be fined not more than \$5000.00 or imprisoned for not less than one year nor more than five years or both and he shall be removed from office or have his employment terminated upon conviction. A real property sale in violation of Section 7-38-74 NMSA 1978 is void.

5. The board of trustees of a community land grant-Merced governed pursuant to the provisions of Chapter 49, Article 1 NMSA 1978 or by statutes specific to the named land grant-Merced shall be allowed to match the highest bid at a public auction, which shall entitle the board of trustees to purchase the property for the amount bid if (1) the property is situated within the boundaries of that land grant-Merced as shown in the United States patent to the grant; (2) the bid covers all past taxes, penalties, interest and costs due on the property; and (3) the land becomes part of the common lands of the land grant-Merced. The registered representative of the board of trustees, may bid pursuant to the provisions of Section 7-38-67(H) NMSA 1978 only on properties offered for sale that are specifically in their land grant-Merced.

6. Successful bidders are required to make payment in full prior to the conclusion of the auction. Payment is required to be by money order, certified check, cashier's check, a personal or business check if accompanied by a bank letter of credit that guarantees payment in the amount of or in excess of the amount of the bid. Checks shall be drawn to the order of the Property Tax Division of the Taxation and Revenue Department. The Department reserves the right to not accept bids from a bidder who fails to make payment at future auctions. The bidder shall be responsible for all costs, expenses, and attorney fees expended in the collection of accepted bids.

7. Upon receiving payment for the real property sold for delinquent taxes, the Property Tax Division shall execute and deliver a deed to the purchaser. Until a deed, which consummates the sale is received from the Division, a successful bidder has no right of entry to property purchased. The deed conveys all the former property owner's interest in the real property as of the date the state's lien for real property taxes arose in accordance with the Property Tax Code, subject only to perfected interests in the real property existing before the date the property tax lien arose. The property tax lien against real property arises on January 1, of the tax year for which the taxes are imposed. The State of New Mexico warrants no title to property purchased at public auction sale.

8. The former real property owner or anyone claiming through him may bring an action in District Court challenging the conveyance no later than two years from the date of sale.

9. Property sold at public auction may be subject to a 120-day Federal (IRS) Redemption period.

10. In the event a sale is rescinded, only the amount paid for the property at the sale will be refunded. Expenses incurred by the buyer in connection with the sale or interest on the purchase amount will not be paid to the buyer regardless of the basis for the rescission.

11. The sale price of real property at this public auction sale is not to be taken or considered as being the value of that property for property taxation purposes. Information pertaining to the current value can be located in the County Assessor's office.

12. The registered bidder and the Department stipulate that at no time did the Department take or hold title to any property which was subject to the delinquent tax auction. The registered bidder states that at no time did the Department make any representation to him/her or any third person about the property or any environmental condition or danger on or arising from the property. The registered bidder states that he/she has bid at the delinquent property tax auction without any inducement or representation by the Department of any kind. Should the registered bidder become a successful buyer, the successful buyer agrees to fully indemnify, defend and hold-harmless the Department from any claim that the successful buyer or any third party may have, now or in the future, arising from or relating in any way to any environmental contamination, degradation or danger of any kind, whether known or unknown, on any property purchased at this public auction. This indemnification and agreement to

defend and hold-harmless covers any environmental condition arising at any time and has perpetual duration.

13. The auctioneer reserves the right to withdraw from sale any of the properties listed below, to sell any of the property listed below together, or to sell only a portion of any of the properties listed below. If any dispute arises among the bidders, the auctioneer's decision with respect to the dispute is final, and the auctioneer may auction the property again, in his discretion. The auctioneer reserves the right to reject any and all bids. The Department reserves the right to re-offer any property for less than the minimum bid if the property did not sell for an amount equal to, or greater than, the minimum bid.

**Item #1 Case: 13288 REMOVED**

UPC: 100905500431220501

Delinquent Owner: EILEEN PADILLA

Simple Description: OFF MIMBRES ST SW

Minimum Bid: \$17,900.00

Property Description: \* 015 051WESTGATE HEIGHTS ADD UNIT 1 REPL POR UNIT 5 ATRISCO VILLAGE BLKS 50-63 SNO

**Item #2 Case: 13315 REMOVED**

UPC: 100905652822641902

Delinquent Owner: JOHNNY LEE CHAVEZ

Simple Description: OFF CHAMISA

Minimum Bid: \$26,800.00

Property Description: LOT 15-P1 BLOCK 4 PLAT OF VISTA SANDIA SUBDIVISION UNIT 3CONT .1086 AC

**Item #3 Case: 13384 REMOVED**

UPC: 101005328350410313

Delinquent Owner: TOM AND JEANNE HIGGINS

Simple Description: OFF DELFORADO DR SW

Minimum Bid: \$20,900.00

Property Description: \* 003 011ROSE ACRES SUBD

**Item #4 Case: 13511 REMOVED**

UPC: 101006646218641101

Delinquent Owner: HENRY D LACKEY

Simple Description: OFF BROOKLINE PL NW

Minimum Bid: \$19,800.00

Property Description: LOT 1 BLOCK U PLAT OF PARADISE SKIES UNIT 5CONT .2452 AC

**Item #5 Case: 13664 REMOVED**

UPC: 101105734010940613

Delinquent Owner: RAMIREZ ALFREDO

Simple Description: OFF OLD COORS DR SW

Minimum Bid: \$16,100.00

Property Description: LTS 348 & 349 RIO GRANDE HEIGHTS CONT .3444 AC

**Item #6 Case: 13732 REMOVED**

UPC: 101204950522040129

Delinquent Owner: DEBRA J AND JIM B ARRINGTON

Simple Description: OFF VIDAL RD SW

Minimum Bid: \$37,300.00

Property Description: LT 2 PLAT OF LOTS 1 & 2 LAND OF SANDERSON CONT 13.0604 AC

**Item #7 Case: 13801 REMOVED**

UPC: 101205528510331111  
Delinquent Owner: MARTHA I MEDINA  
Simple Description: OFF SANFORD SW  
Minimum Bid: \$2,600.00  
Property Description: \* 018 003REPL OF VANDERBILT SUB

**Item #8 Case: 13835 REMOVED**

UPC: 101205630217241609  
Delinquent Owner: EDWIN L ANDERSON  
Simple Description: OFF RIGEL ST SW  
Minimum Bid: \$17,800.00  
Property Description: \* 9 3 TAPIA MEADOWS SUBDIVISION

**Item #9 Case: 13933 REMOVED**

UPC: 101305128331110107  
Delinquent Owner: PETER ALBA  
Simple Description: OFF CAMINO SIETE SW  
Minimum Bid: \$30,300.00  
Property Description: LT 58-A PLAT OF LTS 54-A

**Item #10 Case: 13968 REMOVED**

UPC: 101305532336110324  
Delinquent Owner: JAVIER ORTIZ  
Simple Description: OFF PAGE CT SW  
Minimum Bid: \$26,800.00  
Property Description: LOT 1 PLAT OF LOTS 1 THRU 10 RIVERSIDE ESTATESCONT .3333 AC

**Item #11 Case: 13976 REMOVED**

UPC: 101305609031031129  
Delinquent Owner: DAVID AND GUADALUPE RAMIREZ  
Simple Description: OFF BRIDGE BLVD SW  
Minimum Bid: \$34,100.00  
Property Description: MAP 41 TRACT 59

**Item #12 Case: 14010 REMOVED**

UPC: 101305733725842903  
Delinquent Owner: ELSIE VILLEGAS  
Simple Description: OFF STOVER AVE  
Minimum Bid: \$22,600.00  
Property Description: \* 001 063RAYNOLDS & L2

**Item #13 Case: 14011 REMOVED**

UPC: 101305737728810207  
Delinquent Owner: ELSIE VILLEGAS  
Simple Description: OFF IRON AVE SW  
Minimum Bid: \$27,500.00  
Property Description: \* 001 053RAYNOLDS ADDN & L2

**Item #14 Case: 14022 REMOVED**

UPC: 101305803824331208  
Delinquent Owner: MATTHEW NEIGHBORS  
Simple Description: OFF NEW YORK AVE. SW  
Minimum Bid: \$25,300.00

Property Description: \* 003 002WEST PARK ADDN & L4

**Item #15 Case: 14093 REMOVED**

UPC: 101405223318930232

Delinquent Owner: PAVEMENT MAINTENANCE CO (PAVEMENT MAINTENCE CO)

Simple Description: OFF BROADWAY BLVD SE

Minimum Bid: \$39,000.00

Property Description: POR N1/2 N1/2 SE1/4 NE1/4 SW1/4 T9N R3E SEC 17 CONT 2.434 AC

**Item #16 Case: 14107 REMOVED**

UPC: 101405505504230204

Delinquent Owner: DAVID AND GUADALUPE RAMIREZ

Simple Description: OFF 2ND ST SW

Minimum Bid: \$18,200.00

Property Description: MAP 44 TR 99 C 1

**Item #17 Case: 14114**

UPC: 101405516251621902

Delinquent Owner: DAVID AND GUADALUPE RAMIREZ

Simple Description: OFF WILLIAM ST SE

Minimum Bid: \$4,500.00

Property Description: MAP 41 TR 301 A

**Item #18 Case: 14235 REMOVED**

UPC: 101405718123033417

Delinquent Owner: MAX JOSE AND GONZALES DE ROYBAL

Simple Description: off 3rd st sw

Minimum Bid: \$20,700.00

Property Description: \* 009 F ATLANTIC & PACIFIC S 67 FT L9THRUL12

**Item #19 Case: 14246 REMOVED**

UPC: 101405736925610213

Delinquent Owner: BROADWAY APARTMENTS INC (BROADWAY APARTMETNS INC.)

Simple Description: OFF BROADWAY BLVD SE

Minimum Bid: \$29,900.00

Property Description: \* 010 006HUNINGS HIGHLAND ADDN LOT 10 11 12

**Item #20 Case: 14310 REMOVED**

UPC: 101405945123942923

Delinquent Owner: MUSIC LACKEY LLC (MUSIC LACKEY LLC)

Simple Description: OFF COMMERCIAL ST NE

Minimum Bid: \$54,000.00

Property Description: LT 5 BLK 6 W. B. DENNIS REPLAT OF THE W'LY PORT OFFRANCISCAN ACRES & TR 81-B MRGCD MAP 36CONT 0.2592 AC

**Item #21 Case: 14435 REMOVED**

UPC: 101506227531410421

Delinquent Owner: STEPHEN L HULL

Simple Description: OFF SAN FIDEL RD NW

Minimum Bid: \$25,800.00

Property Description: \* 021 B ZIA GARDENS SUBD

**Item #22 Case: 14479 REMOVED**

UPC: 101605624427220413

Delinquent Owner: DAVID REYNOLDS

Simple Description: OFF KATHRYN AVE SE

Minimum Bid: \$25,500.00

Property Description: \* 133 VICTORY ADD #3

**Item #23 Case: 14487 REMOVED**

UPC: 101605723221632516

Delinquent Owner: JON A KINGSTON

Simple Description: OFF VASSAR DR SE

Minimum Bid: \$19,500.00

Property Description: \* 003 026UNIVERSITY HTS

**Item #24 Case: 14493 REMOVED**

UPC: 101605738921542511

Delinquent Owner: PECK PROPERTIES-NOB HILL LLC (PECK PROPERTIES-NOB HILL LLC)

Simple Description: OFF WELLESLEY SE

Minimum Bid: \$30,900.00

Property Description: \* 022 042LOT 23 UNIVERSITY HTS

**Item #25 Case: 14534 REMOVED**

UPC: 101705614447323503

Delinquent Owner: ROBBY L AND CODA C III ROBERSON

Simple Description: OFF MORNINGSIDE DR SE

Minimum Bid: \$23,400.00

Property Description: \* A 019A W RODGERS REPL

**Item #26 Case: 14537 REMOVED**

UPC: 101705638419242815

Delinquent Owner: RICHARD C AND SHIRLEY E GERHARDT (GERHARDT TRUST)

Simple Description: OFF ANDERSON PL SE

Minimum Bid: \$24,300.00

Property Description: \* 007 013RIDGECREST ADDN

**Item #27 Case: 14541 REMOVED**

UPC: 101705652919343311

Delinquent Owner: ECKSTEIN REAL ESTATE (ECKSTEIN REAL ESATE), ECKSTEIN REAL ESTATE LLC,  
JEROME AND JULIE ECKSTEIN

Simple Description: OFF SAN MATEO BLVD SE

Minimum Bid: \$26,700.00

Property Description: LT 24 BLK 10 RIDGECREST ADDN EXC NELY CORNER OUT TO R/W CONT6

**Item #28 Case: 14542 REMOVED**

UPC: 101705653048412803

Delinquent Owner: BUSABA JEWSAWUSDE

Simple Description: OFF SAN MATEO BLVD SE

Minimum Bid: \$24,000.00

Property Description: \* 013 051PARKLAND HILLS ADD

**Item #29 Case: 14544 REMOVED**

UPC: 101705707507330710

Delinquent Owner: VERE R JR PECK JR

Simple Description: OFF SOLANO DR SE

Minimum Bid: \$33,700.00

Property Description: \* 003 013GRANADA HTS ADD L3&4

**Item #30 Case: 14616 REMOVED**

UPC: 101805625343822409

Delinquent Owner: 617-619 SAN PEDRO SE LLC (617-619 SAN PEDRO DR SE)

Simple Description: OFF SAN PEDRO DR SE

Minimum Bid: \$19,400.00

Property Description: \* 005 016SHIRLEYS BARON BURG HTS

**Item #31 Case: 14687**

UPC: 101905621347022502

Delinquent Owner: ARTURO AND ROSA L FLORES

Simple Description: OFF CHARLESTON ST SE

Minimum Bid: \$22,500.00

Property Description: LOT 14 & 15 BLK 7 EMIL MANN ADDN CONT 13

**Item #32 Case: 14703**

UPC: 101905650839511031

Delinquent Owner: MORNING STAR HOUSE INC (MORNING STAR HOUSE INC)

Simple Description: OFF TRUMBULL AVE SE

Minimum Bid: \$32,800.00

Property Description: \* 002 F L THOMPSON SUBD

**Item #33 Case: 14736**

UPC: 101905745906741303

Delinquent Owner: DOLORES OTERO PR ESTATE OF CECILIA OTERO PADILLA

Simple Description: OFF CENTRAL AVE NE

Minimum Bid: \$65,700.00

Property Description: \* 004 006MESA VERDE E POR ALL L4 5 6 7 & 8

**Item #34 Case: 14773 REMOVED**

UPC: 101906027324141601

Delinquent Owner: RICHARD C AND SHIRLEY E GERHARDT (GERHARDT TRUST)

Simple Description: OFF PENNSYLVANIA ST NE

Minimum Bid: \$40,500.00

Property Description: \* 040 020STARDUST SKIES #9

**Item #35 Case: 14818**

UPC: 102005931120941016

Delinquent Owner: FILOMENA TRUSTEE CORDOVA RVT CORDOVA (CORDOVA RVT)

Simple Description: OFF ALTEZ ST NE

Minimum Bid: \$19,800.00

Property Description: \* 002 027SNOW HTS ADDN

**Item #36 Case: 14841 REMOVED**

UPC: 102105643808140515

Delinquent Owner: LESLIE D OR DARREN ISAAC KUYKENDALL

Simple Description: OFF ISLE ROYAL RD SE

Minimum Bid: \$29,200.00

Property Description: LT 18-P1 BLK 5 SUBDIVISION PLAT FOR WILLOW WOOD UNIT 2 CONT0.1548 AC M/L OR 6

**Item #37 Case: 14842**

UPC: 102105650800840214

Delinquent Owner: BARBARA HOFFMANN

Simple Description: OFF KING CANYON PL SE

Minimum Bid: \$44,700.00

Property Description: LT 14-P1 BLK 1 SUBD PLAT FOR WILLOW WOOD UNIT 1 FORMERLY MANZANO  
MESA TR D-3 CONT 0.1935 AC M/L OR 8

**Item #38 Case: 14888 REMOVED**

UPC: 102205544101641102

Delinquent Owner: WILBUR D HEASTY

Simple Description: OFF WAGON TRAIN DR SE

Minimum Bid: \$44,900.00

Property Description: \*2 REPLAT VILLA SERENA ADDN

**Item #39 Case: 14930 REMOVED**

UPC: 102206143525140724

Delinquent Owner: FREDERICK E AND DEBORA ANN SWITZER

Simple Description: OFF MANITOBA CT NE

Minimum Bid: \$52,700.00

Property Description: \* 022 J THE NEW HOLIDAY PARK PARTS 5 & 6

**Item #40 Case: 14991 REMOVED**

UPC: 102705731632710103

Delinquent Owner: STEPHEN L HULL, STEPHEN L HULL

Simple Description: OFF NM 333

Minimum Bid: \$24,600.00

Property Description: SEC 21 T10N R5E W W BARFOOT PAR A

**Item #41 Case: 15050**

UPC: 103006234649610804

Delinquent Owner: DALE AND ANTONIA DIAMOND

Simple Description: OFF PINON AVE

Minimum Bid: \$13,400.00

Property Description: PINON COVE LOTS 4 5 8 9 EXC POR TO R/W ADJ LOTS 4 & 5 CONT 2.421 AC

**Item #42 Case: 15195 REMOVED**

UPC: 103306326917630610

Delinquent Owner: DANIEL L AND SANDRA S MELICK

Simple Description: OFF DEREK RD

Minimum Bid: \$19,800.00

Property Description: \* 534 SANDIA KNOLLS SUBD

**Item #43 Case: 15220**

UPC: 103404852015340202

Delinquent Owner: ERNEST OR DIANE L FELTS GONZALES

Simple Description: OFF NM 337

Minimum Bid: \$23,600.00

Property Description: TR 3 OF LAND OF CLAYTON E. BRIGGS CONT. 2.00 ACRES

**Item #44 Case: 15231 REMOVED**

UPC: 103405103340620143

Delinquent Owner: HARVEY DEAN AND ALLISON B HOOTEN

Simple Description: OFF ANAYA RD

Minimum Bid: \$24,400.00

Property Description: TR 2 LAND OF HOOTEN S 1/2 SW 1/4 NW 1/4 NW 1/4 SEC 22 T9N R6E CONT. 2.683  
AC.



**Item #45 Case: 30039 REMOVED**

UPC: 101105033822630379

Delinquent Owner: JAIME H AND ANNA VILLEGAS

Simple Description: OFF RAYMAC RD SW

Minimum Bid: \$30,700.00

Property Description: MRGCD MAP 56 TRACT 18B2 A1 CONT 3.200 AC

**Item #46 Case: 30354 REMOVED**

UPC: 101606321401930212

Delinquent Owner: JAMES M III DURRETT

Simple Description: OFF COLINAS LN NE

Minimum Bid: \$14,500.00

Property Description: \* 10 LAS COLINAS SUB'D CONT 0.3133 AC

**Item #47 Case: 30431 REMOVED**

UPC: 101906341907140906

Delinquent Owner: ELSIE D VILLEGAS

Simple Description: OFF COLFAX AVE NE

Minimum Bid: \$9,200.00

Property Description: \*3 20 UNIT # 7 LOMA DEL NORTE ADDITION